

River Influence Area *Type A, Ministerial*



Intent

Influence development character in the river valley such that it acknowledges and relates to the river, treats the river as an amenity and allows for visual and physical access

Goals

Compatible Development

Active and Passive Recreation

Walking, cycling, athletic fields, parks

Quality Development

Encourage architectural massing that protects views to and from the river, lighting that protects the night sky and wildlife habitat

River Orientation

Encourage reorientation of development to the river corridor area and create access points in coordination with River Corridor Area

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DEFINITION:

The River Influence boundary begins at the west right-of-way of Interstate 5 and extends to the east boundary of the City of San Diego meets the City of Santee.

*In the **Lower Valley Reach**, the River Influence is from the eastern right-of-way of Interstate 5 to the western right-of-way of Interstate 15, and from the northern right-of-way of Interstate 8 to the southern right-of-way of Friars Road.*

*In the **Confluence** and **Upper Valley** reaches, the River Influence is from the western right-of-way of Interstate 15 to Vandever Avenue to Riverdale Street, and from the northern right-of-way of Interstate 8 to the southern right-of-way of Friars Road. The Area also includes Admiral Baker Golf Course and the Superior Mine parcels to the western right-of-way of Friars Road/Mission Gorge Road up to the boundary of Mission Trails Regional Park.*

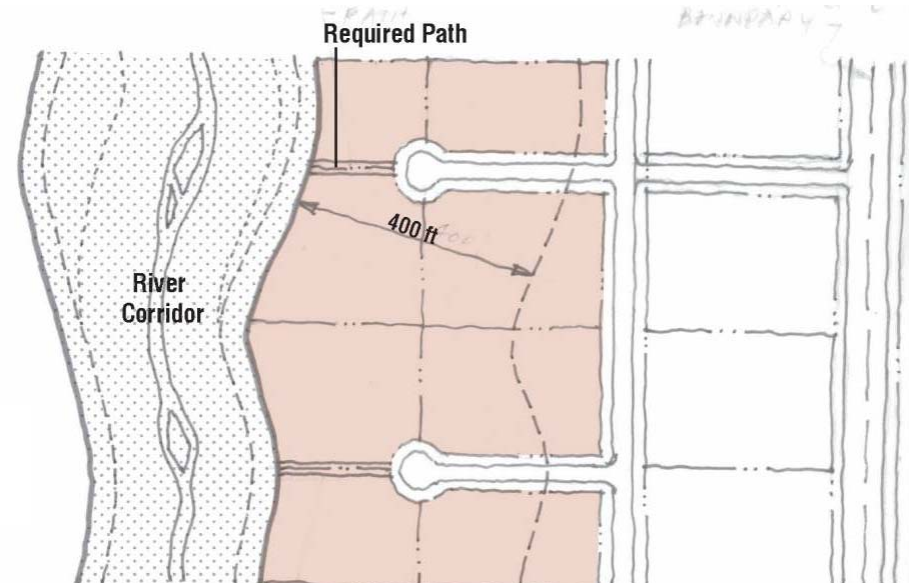
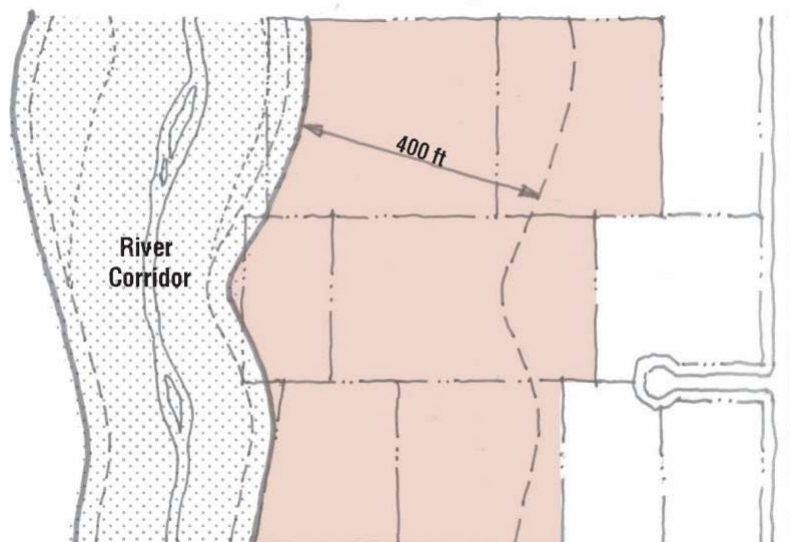
*In the **Gorge Reach**, the River Influence area is not applied as it is within Mission Trails Regional Park. Existing regulations within the Park Plan shall apply.*

*In the **Plateau Reach**, the River Influence includes the parcels East of Mission Trails Regional Park to the West Hills Parkway and from the northern right-of-way of Mission Gorge Road and to the southern right-of-way of Highway 52. This Area also includes all of Carlton Oaks Golf Course that is within the City of San Diego's jurisdiction.*

The River Influence Area regulations shall be applied to private or public properties that are completely or partially within 400 feet (the average distance of 1 city block) of the River Corridor.

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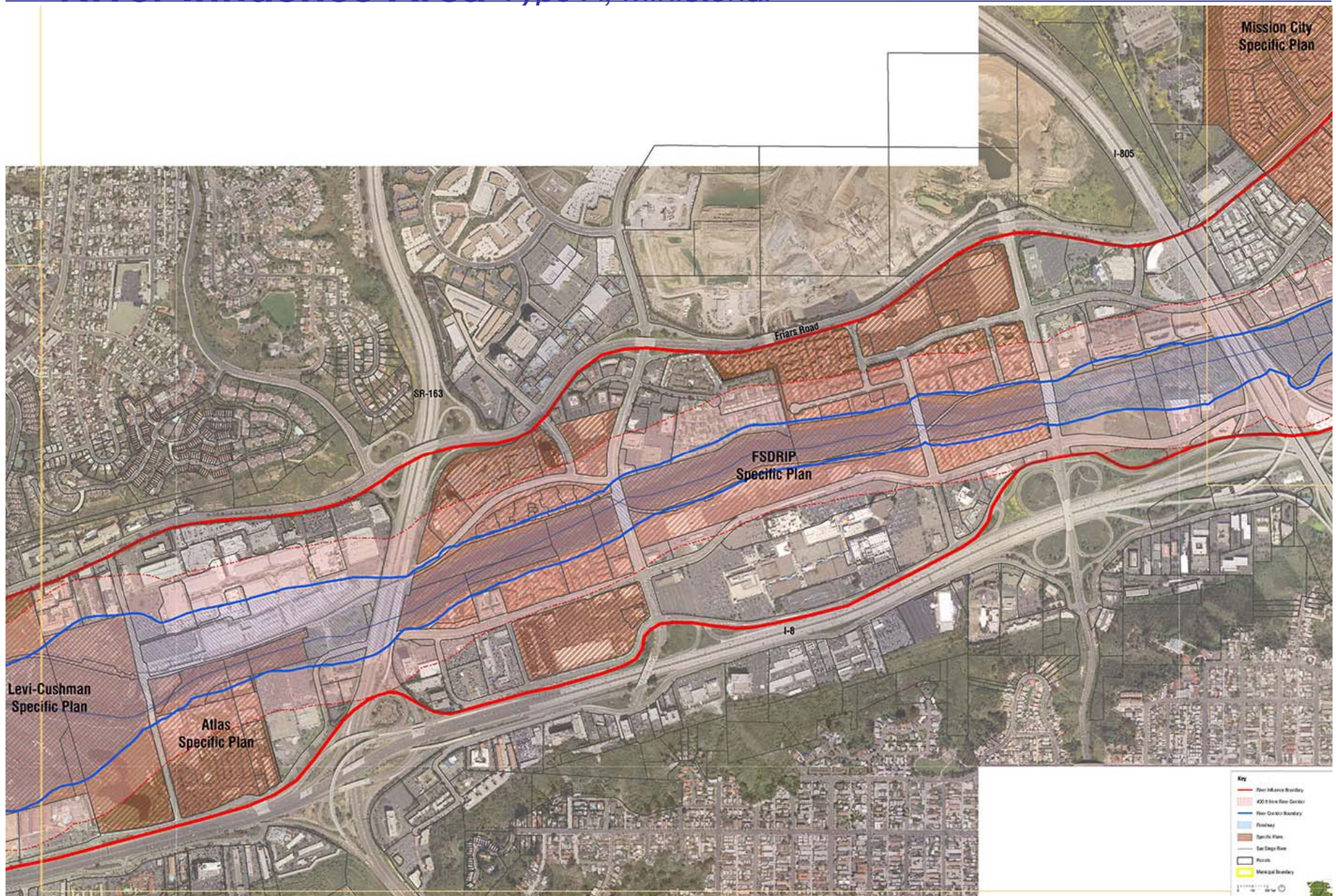
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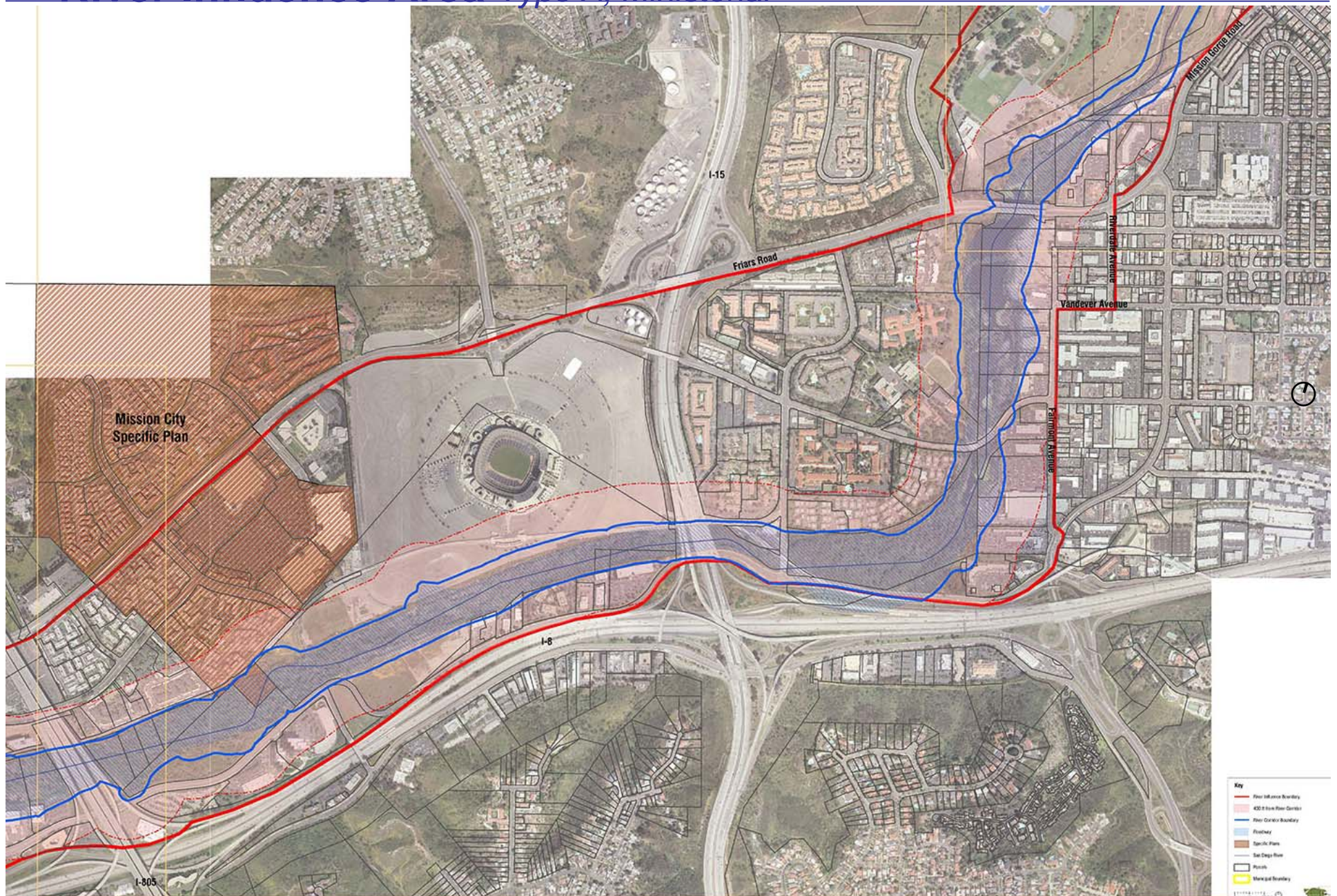
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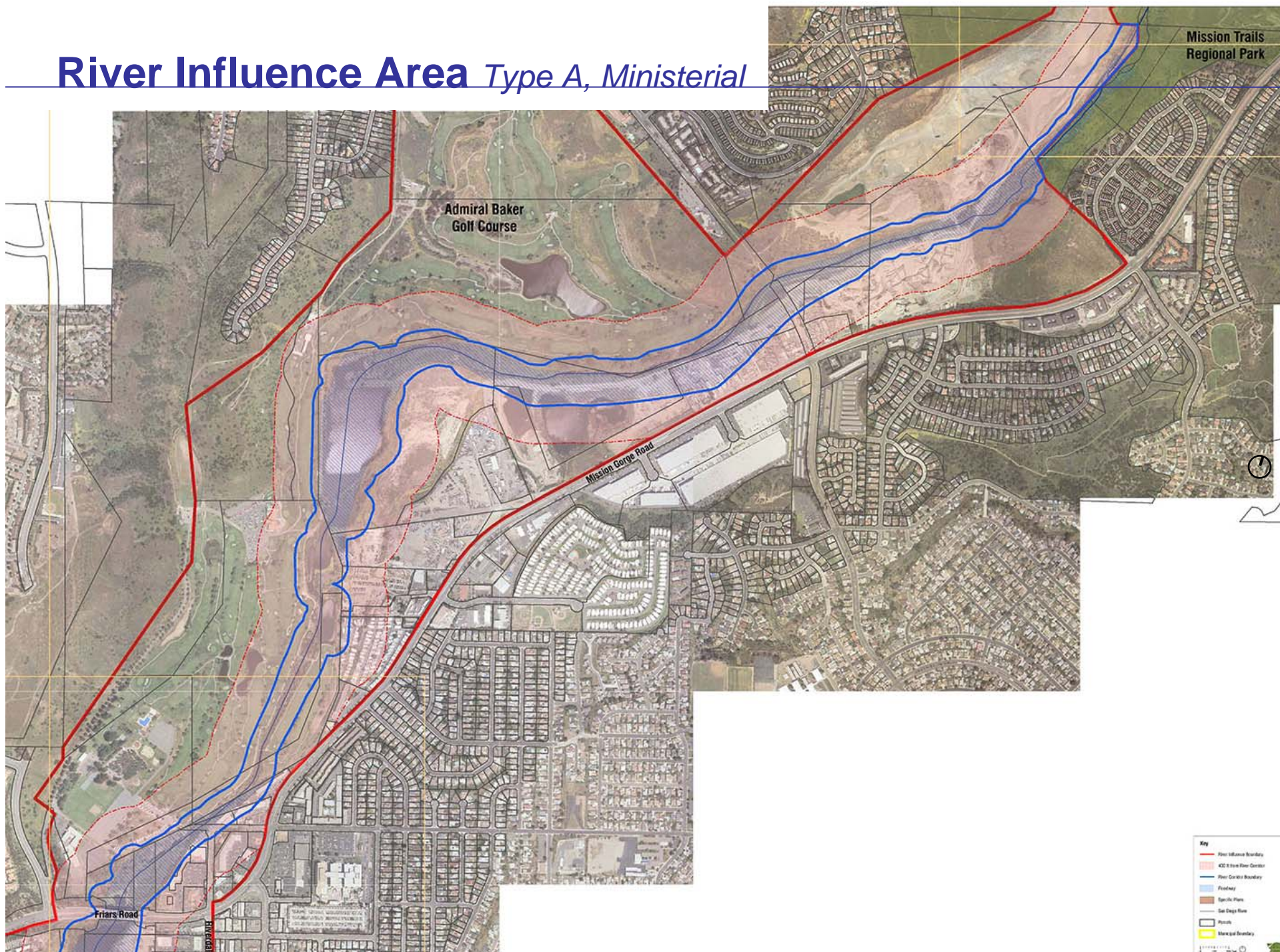
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